

C15

**PLANNING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2010-0058A **PC COMMISSION DATE:** June 22, 2010

PROJECT NAME: Texas College of Traditional Chinese Medicine

ADDRESS: 4005 Manchaca

AREA: 20,918 sq. ft.

APPLICANT: CK & TL, L.P.
5404 Rain Creek Pkwy
Austin, TX 78759
(512) 914-8888

AGENT: Land Answers (Jim Wittliff)
3606 Winfield Cove
Austin, TX 78704
(512) 416-6611

PROPOSED DEVELOPMENT:

Approve a Conditional Use Permit for the Texas College of Traditional Chinese Medicine. The civic use of College and University Facilities is a Conditional Use in LO zoning. The use will be in the existing building, with existing parking. No construction is proposed with this site plan. The site has been occupied by the Texas College of Traditional Chinese Medicine, which is an accredited college facility, since 1986.

SUMMARY STAFF RECOMMENDATION:

Staff recommendation is to approve the Conditional Use Permit for the Texas College of Traditional Chinese Medicine.

EXISTING ZONING: LO

NEIGHBORHOOD ORGANIZATION:

- 498—South Central Coalition
- 511—Austin Neighborhoods Council
- 786—Home Builders Association of Greater Austin
- 742—Austin Independent School District
- 926—South Lamar Neighborhood Assn.
- 943—Save our Springs Alliance
- 1037—Homeless Neighborhood Assn.
- 1075—League of Bicycling Voters
- 1107—Perry Grid 614
- 1113—Austin Parks Foundation
- 1200—Super Duper Neighborhood Objectors and Appealers Organization
- 1224—Austin Monorail Project
- 1228—Sierra Club, Austin Regional Group
- 1236—The Real Estate Council of Austin, Inc

AREA STUDY: N/A

WATERSHED: West Bouldin Creek (Urban)

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive Watershed Ordinance

CAPITOL VIEW: N/A

T.I.A.: Not Required

CASE MANAGER: Donna Galati Telephone: 974-2733
Donna.Galati@ci.austin.tx.us

PROJECT INFORMATION:

ZONING: LO (20,918 sq. ft.)

MAX. BLDG. CVRG: 50%

EXISTING BLDG CVRG: 22%

MAX. IMP. CVRG: 70%

EXISTING IMPERV. CVRG.: 69.89%

/PROPSOED USE: Texas College of Traditional Chinese Medicine, College & University Facilities

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting approval of a Conditional Use Permit for the Texas College of Traditional Chinese Medicine. The existing building has been occupied by the Texas College of Traditional Chinese Medicine, which is an accredited college facility, since 1986. It was previously permitted as Administrative and Business Office use. "College and University Facilities" is a civic use, and requires a Conditional Use Permit.

This site meets all compatibility requirements. The single family property to the East (rear) of the site is owned by the Texas College of Traditional Chinese Medicine and is occasionally used by the students.

Transportation: A traffic impact analysis was not required. All transportation comments are cleared.

Environmental: The site is in the West Bouldin Creek watershed, which is classified as urban. The site is not located over the Edward's Aquifer Recharge Zone. This site is in the Desired Development Zone. All environmental comments are cleared.

SURROUNDING CONDITIONS:

Zoning/ Land Use

- North:** LO (Montessori School)
- East:** SF-3 (Single Family, owned by the same owners and occasionally used by the students)
- South:** LO (Multifamily)
- West:** Manchaca Rd., then LO (Dental Office)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Manchaca Rd	82'	42'	Arterial

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

A conditional use site plan must:

1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites in all of these cases.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: This site complies with all off-street parking requirements.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.
6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay.

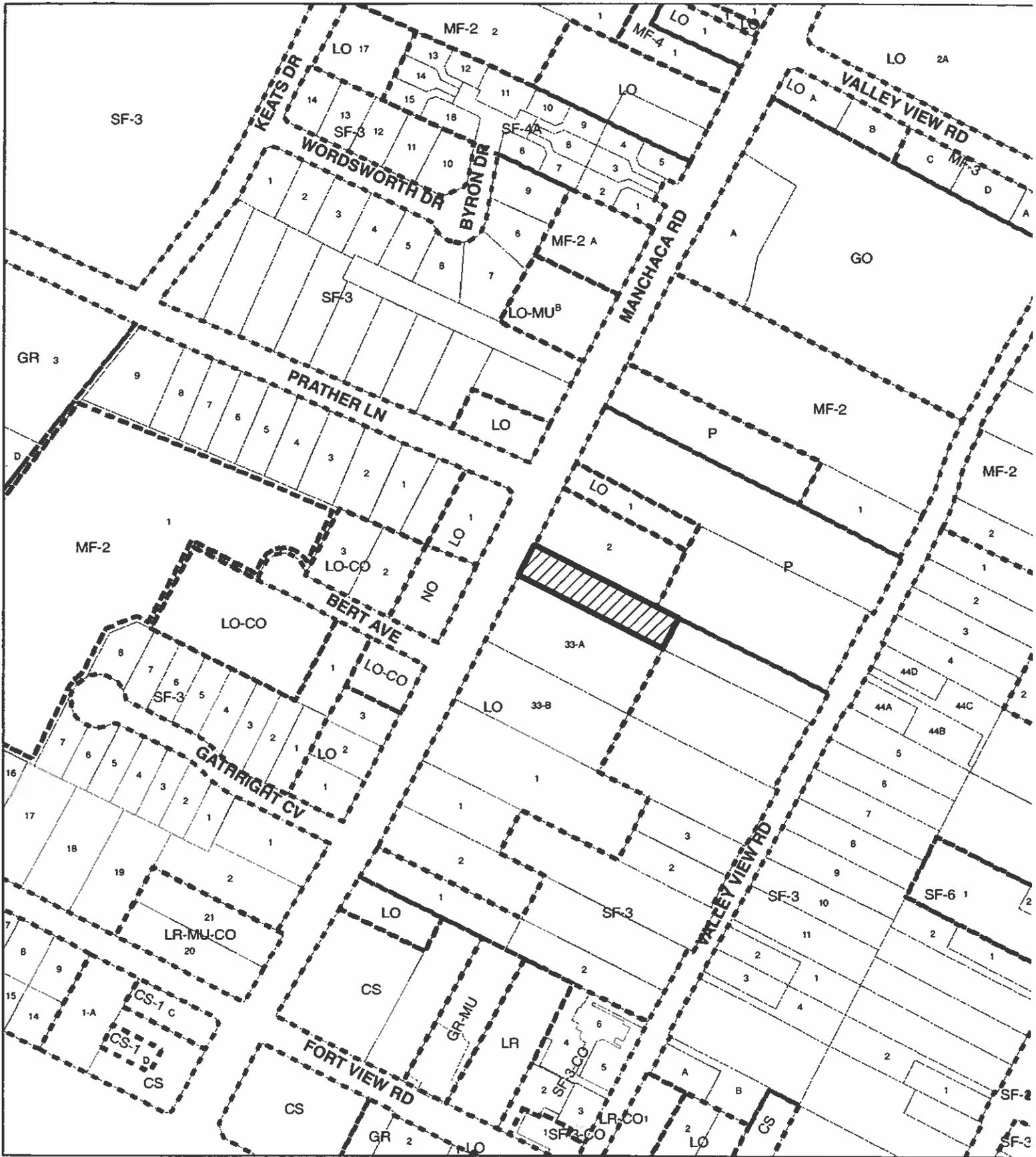
A Conditional Use Site Plan May Not:

1. **more adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform with all regulations and standards established by the Land Development Code.
2. **adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Access is limited into the site, and surrounding vehicular circulation in the area of the project is not anticipated to have any detriment of safety or convenience.
3. **adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.

D. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.

Section 25-5-146 Conditions of Approval of the Land Development Code states:

- (A) To make a determination required for approval under Section 25-5-145 (Evaluation of Conditional Use Site Plan), the Land Use Commission *may require* that a conditional use site plan comply with a condition of approval that includes a requirement for:
- (1) a special yard, open space, buffer, fence, wall, or screen;
 - (2) landscaping or erosion;
 - (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
 - (4) signs;
 - (5) characteristics of operation, including hours;
 - (6) a development schedule; or
 - (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.



SITE PLAN



SUBJECT TRACT



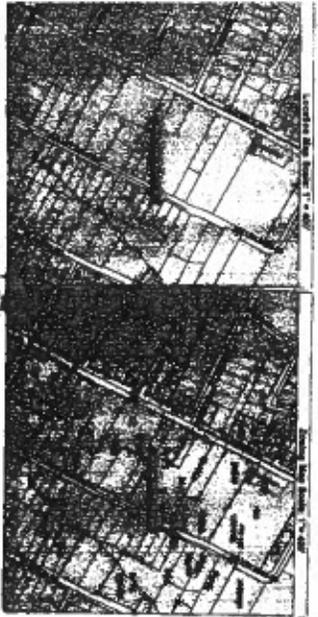
ZONING BOUNDARY

CASE#: SPC-2010-0058A
 ADDRESS: 4005 Manchaca
 CASE NAME: Texas College of Traditional Chinese Medicine
 MANAGER: Donna Galati

OPERATOR: Donna Galati



This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

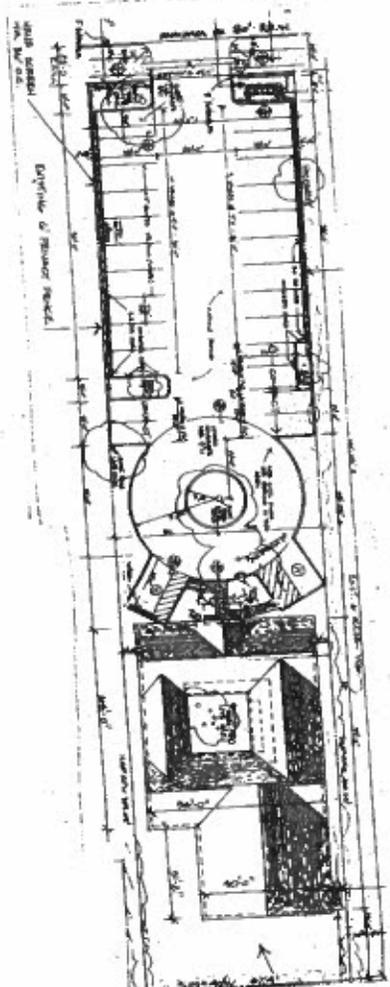


CONDITIONAL USE SITE PLAN

TEXAS COLLEGE OF TRADITIONAL CHINESE MEDICINE
4005 MANCHACA RD.
AUSTIN, TX 78704



These drawings were prepared by the applicant for the purpose of the City of Austin's review of the proposed site plan. The City of Austin does not warrant the accuracy or completeness of the information provided in these drawings. The City of Austin is not responsible for any errors or omissions in these drawings. The applicant is responsible for the accuracy and completeness of the information provided in these drawings. The City of Austin is not responsible for any errors or omissions in these drawings. The applicant is responsible for the accuracy and completeness of the information provided in these drawings.



LOCAL DISCRETION
IN ACCORDANCE WITH THE TEXAS LAND DEVELOPMENT CODE, CHAPTER 207, SUBCHAPTER C, SECTION 207.004(1), THE CITY OF AUSTIN HAS GRANTED LOCAL DISCRETION TO THE APPLICANT TO DEVELOP THE PROPOSED PROJECT AS SHOWN ON THESE PLANS.

NO.	DATE	DESCRIPTION	BY
1	08/15/2011	PRELIMINARY SITE PLAN	ARCHITECT
2	08/15/2011	FINAL SITE PLAN	ARCHITECT
3	08/15/2011	FINAL SITE PLAN	ARCHITECT
4	08/15/2011	FINAL SITE PLAN	ARCHITECT
5	08/15/2011	FINAL SITE PLAN	ARCHITECT
6	08/15/2011	FINAL SITE PLAN	ARCHITECT
7	08/15/2011	FINAL SITE PLAN	ARCHITECT
8	08/15/2011	FINAL SITE PLAN	ARCHITECT
9	08/15/2011	FINAL SITE PLAN	ARCHITECT
10	08/15/2011	FINAL SITE PLAN	ARCHITECT

DATE: 08/15/2011
TIME: 10:00 AM
BY: ARCHITECT

APPLICANT: TEXAS COLLEGE OF TRADITIONAL CHINESE MEDICINE
4005 MANCHACA RD., AUSTIN, TX 78704
CONTACT: 512-476-1111

ARCHITECT: [Firm Name]
[Address]
[City, State, Zip]
[Phone Number]

ENGINEER: [Firm Name]
[Address]
[City, State, Zip]
[Phone Number]

PLANNING: [Firm Name]
[Address]
[City, State, Zip]
[Phone Number]

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
 - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SPC-2010-0058A
Contact: Donna Galati, 512-974-2733 or Elsa Garza, 512-974-2308
Public Hearing: Planning Commission, Jun 22, 2010



Your Name (please print)

L. C. Williams

Your address(es) affected by this application

4022 MAARHORN RD 614-2010

Signature

Date

Daytime Telephone:

512-404-2194

Comments:

If you use this form to comment, it may be returned to:

City of Austin
 Planning and Development Review – 4th floor
 Donna Galati
 P. O. Box 1088
 Austin, TX 78767-8810

INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link:
http://www.amlegal.com/austin_tx/.

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by either delivering a written statement to the Land Use Commission conducting the hearing or appearing and speaking for the record at the public hearing. A person may also provide a written statement to the Case Manager or by making telephone contact with the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; and 3) if the communication is by telephone, be confirmed in writing.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SPC-2010-0058A
Contact: Donna Galati, 974-2733 or Elsa Garza, 974-2308

I am in favor I object
 I meet the requirements for and request to be an interested party

Name (please print) Leopold C. Villalans Telephone number 444.2494

Address(es) affected by this application (Street, City, ZIP Code) 4022- MANC HALL Austin 78704

Mailing address (Street, City, ZIP Code) _____
Leopold C. Villalans _____
Signature Date 4-09-2010

Comments: _____

Mail comment forms to:
City of Austin
Planning and Development Review Department
Attn: Donna Galati
P. O. Box 1088
Austin, TX 78767-1088

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Case Number: SPC-2010-0058A
 Contact: Donna Galati, 974-2733 or Elsa Garza, 974-2308

I am in favor I object
 I meet the requirements for and request to be an interested party

Lisa Lisa 512-346-0469

Name (please print) Telephone number
 Aves Hambleton Rd 78704

Address(es) affected by this application (Street, City, ZIP Code)
 5404 RAW CREEK PKY Austin 78759

Mailing address (Street, City, ZIP Code)
 [Signature] Date 4/11/2010

Comments: _____

Mail comment forms to:
 City of Austin
 Planning and Development Review Department
 Attn: Donna Galati
 P. O. Box 1088
 Austin, TX 78767-1088

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Case Number: SPC-2010-0058A
 Contact: Donna Galati, 974-2733 or Elsa Garza, 974-2308

I am in favor I object
 I meet the requirements for and request to be an interested party

Name (please print) Paul A. Liv Telephone number 512-6555888
~~4004 Vally View Rd~~ 4004 Vally View Rd TX 78704

Address(es) affected by this application (Street, City, ZIP Code)
 Mailing address (Street, City, ZIP Code) 4004 Vally View Rd TX 78704

Paul A. Liv Signature 4/10/2010 Date

Comments: _____

Mail comment forms to:
 City of Austin
 Planning and Development Review Department
 Attn: Donna Galati
 P. O. Box 1088
 Austin, TX 78767-1088